

Auckland Council
Te Kaunihera o Tāmaki Makaurau

Page of

Consent number: _____ Job number: _____

Project address:

Description of work:

Unit members pertaining to this consent: _____ /whole project

Name of owner:

[illegible]

Site instruction notice



04650

Consent number: 192261 Type of inspection: Final

Site address: 1334 Sandspit Rd

Owner / Agent name: Morrison

You are required to rectify the building work detailed below; when rectified, the work will require a reinspection.

Please book your inspection on 09 301 0101.

PARTICULARS OF CONTRAVENTION OR NON-COMPLIANCE REQUIRING RECTIFICATION AND COMPLETION

[illegible]

*Failure to comply with the requirements of this notice may result in Auckland Council issuing a Notice to Fix pursuant to s. 164 of the Building Act 2004.

Auckland Council:

Signed: _____

Name: John Sunde

Role: Building Inspector

Date of inspection: 8/11/12

Owner/Agent: _____

Signed: [Signature]

Name: Karen Jones

Role: Drain Installer

Agreed completion date: _____

Residential final

Checklist



DETAILS

Consent number: 10/2261 Date: 8/11/12 Unit or level number: _____
Address: 1334 Sandspit Rd
Inspector's full name: Jason Sands Who attended: Amy Jones
Weather conditions: fine Site conditions: _____
☒ 8am ☐ 10am ☐ 1pm ☐ 3pm Time units: _____
☒ Chargeable ☐ No charge ☐ Partial ☒ Full
Has work been completed in accordance with approved plans? ☒ Yes ☐ No (complete section below)

VARIATIONS

☒ N/A (denotes not applicable)

☐ Minor variations; inspection may proceed. Documentation received ☐ Yes ☐ No
☐ Amendment; inspection may only proceed if building work does not affect this inspection. Formal amendment required.
Does the amendment affect this inspection? ☐ Yes ☐ No If yes, can inspection proceed? ☐ Yes ☐ No
Description of minor variation / amendment: _____

Identify documentation required in order to justify compliance: N.B. Documentation must be provided at or before next inspection: _____

Owner / agent signature

INSPECTION RESULTS

Please tick the appropriate boxes

☒ **PASS** denotes this inspection is in accordance with the building consent and building code. Work is complete.
☐ **FAIL** denotes inspection is not in accordance with the building consent and building code. Re-inspection required.
If inspection fails, please issue a site instruction and record number: 4650 RPW

GENERAL

Are consented plans sighted? ☐ Yes ☐ No Is inspection for correct consent? ☒ Yes ☐ No
All previous inspections approved? ☒ Yes ☐ No Any applicable conditions/advice notes? ☐ Yes ☐ No
Any other site issues? (refer comments) ☐ Yes ☒ No

DOCUMENTATION

☐ N/A

Pre CCC Findings available? ☒ Yes ☐ No Producer statement for solar/wetback? ☐ Yes ☒ No
Energy works certificate available? ☐ Yes ☒ No Swimming/spa pool (refer to pools team)? ☐ Yes ☒ No
Crossing or berm damaged? ☐ Yes ☒ No

Consent number: 1012261Date: 8/11/12**BUILDING INTERIOR**☒ N/A

Dining room	☐ Pass ☐ Fail ☐ N/A	Family room	☐ Pass ☐ Fail ☐ N/A
Lounge/living room	☐ Pass ☐ Fail ☐ N/A	Study	☐ Pass ☐ Fail ☐ N/A
Bedrooms	☐ Pass ☐ Fail ☐ N/A	Hallways	☐ Pass ☐ Fail ☐ N/A
Rumpus room	☐ Pass ☐ Fail ☐ N/A	Stairs/balustrades/handrails	☐ Pass ☐ Fail ☐ N/A
Tenancy STC/IIC	☐ Pass ☐ Fail ☐ N/A	Fire/smoke separation	☐ Pass ☐ Fail ☐ N/A
Visual awareness	☐ Pass ☐ Fail ☐ N/A	Light/ventilation to habitable rooms	☐ Pass ☐ Fail ☐ N/A
Ceiling access	☐ Pass ☐ Fail ☐ N/A	Ceiling insulation	☐ Pass ☐ Fail ☐ N/A
Downlight clearance	☐ Pass ☐ Fail ☐ N/A	Glazing-markings	☐ Pass ☐ Fail ☐ N/A
Mechanical air inlets	☐ Pass ☐ Fail ☐ N/A	Smoke/fire alarms (test)	☐ Pass ☐ Fail ☐ N/A

BATHROOM☒ N/A

Wall finishes sealed	☐ Pass ☐ Fail ☐ N/A	Floor finishes & containment	☐ Pass ☐ Fail ☐ N/A
Safety glazing (check markings)	☐ Pass ☐ Fail ☐ N/A	Window stays	☐ Pass ☐ Fail ☐ N/A
Waste traps vented	☐ Pass ☐ Fail ☐ N/A	Floor waste gully	☐ Pass ☐ Fail ☐ N/A
WC/bath/basin/shower seals	☐ Pass ☐ Fail ☐ N/A	Non return valve to shower	☐ Pass ☐ Fail ☐ N/A
Extract fan vented to exterior	☐ Pass ☐ Fail ☐ N/A	Vermin proofing	☐ Pass ☐ Fail ☐ N/A

ENSUITE/BATHROOM☒ N/A

Wall finishes sealed	☐ Pass ☐ Fail ☐ N/A	Floor finishes & containment	☐ Pass ☐ Fail ☐ N/A
Safety glazing (check markings)	☐ Pass ☐ Fail ☐ N/A	Window stays	☐ Pass ☐ Fail ☐ N/A
Waste traps vented	☐ Pass ☐ Fail ☐ N/A	Floor waste gully	☐ Pass ☐ Fail ☐ N/A
WC/bath/basin/shower seals	☐ Pass ☐ Fail ☐ N/A	Non return valve to shower	☐ Pass ☐ Fail ☐ N/A
Extract fan vented to exterior	☐ Pass ☐ Fail ☐ N/A	Vermin proofing	☐ Pass ☐ Fail ☐ N/A

KITCHEN☒ N/A

Wall finishes sealed	☐ Pass ☐ Fail ☐ N/A	Floor finishes & containment	☐ Pass ☐ Fail ☐ N/A
Waste traps vented	☐ Pass ☐ Fail ☐ N/A	Dishwasher/garbage	☐ Pass ☐ Fail ☐ N/A
Stove/hob clearance	☐ Pass ☐ Fail ☐ N/A	Extract fan vented to exterior	☐ Pass ☐ Fail ☐ N/A
Vermin proofing	☐ Pass ☐ Fail ☐ N/A	Floor waste gully	☐ Pass ☐ Fail ☐ N/A

LAUNDRY☒ N/A

Wall finishes sealed	☐ Pass ☐ Fail ☐ N/A	Waste traps vented	☐ Pass ☐ Fail ☐ N/A
Floor finishes & containment	☐ Pass ☐ Fail ☐ N/A	Tub sealed and secured	☐ Pass ☐ Fail ☐ N/A
Extract fan vented to exterior	☐ Pass ☐ Fail ☐ N/A	Vermin proofing	☐ Pass ☐ Fail ☐ N/A
Floor waste gully	☐ Pass ☐ Fail ☐ N/A		

HOT WATER CYLINDER☒ N/A

Seismic restraints	☐ Pass ☐ Fail ☐ N/A	Tempering valve	☐ Pass ☐ Fail ☐ N/A
Safe tray	☐ Pass ☐ Fail ☐ N/A	TPR & CW exp valve (test)	☐ Pass ☐ Fail ☐ N/A
Tundish & air gap	☐ Pass ☐ Fail ☐ N/A	Relief pipe	☐ Pass ☐ Fail ☐ N/A
Temperature (measure)	<u> </u> °	Open vent	☐ Pass ☐ Fail ☐ N/A
Solar/Wetback	☐ Pass ☐ Fail ☐ N/A		

Consent number: 1012261 Date: 8/11/12

SOLID FUEL HEATER

☒ N/A

Installed to manufacturer's Spec.	☐ Pass ☐ Fail ☐ N/A	Producer statement required	☐ Pass ☐ Fail ☐ N/A
Flue support	☐ Pass ☐ Fail ☐ N/A	Seismic restraint	☐ Pass ☐ Fail ☐ N/A
Clearances (measure)	☐ Pass ☐ Fail ☐ N/A		
Right Side _____ mm	Front _____ mm	Back _____ mm	Left Side _____ mm

DECKS AND BALCONIES

☒ N/A

SS means Stainless Steel

Galv means Galvanised

Step down from interior (measure)	☐ Pass ☐ Fail ☐ N/A	_____ mm
Timber treatment	☐ Pass ☐ Fail ☐ N/A	Connections SS or Galv (circle one) ☐ Pass ☐ Fail ☐ N/A
Outlet drain (size) _____ mm	☐ Pass ☐ Fail ☐ N/A	Overflow drain (size) _____ mm ☐ Pass ☐ Fail ☐ N/A
Deck slope (2° min) _____ °	☐ Pass ☐ Fail ☐ N/A	Steps ☐ Pass ☐ Fail ☐ N/A
Waterproof membrane	☐ Pass ☐ Fail ☐ N/A	Handrail height (measure) _____ mm ☐ Pass ☐ Fail ☐ N/A
B. grade height (measure)	☐ Pass ☐ Fail ☐ N/A	Gap _____ mm (100 mm max)
Deck wash down gap (measure)	☐ Pass ☐ Fail ☐ N/A	Gap _____ mm (12mm min)
Board size/spacing/span	☐ Pass ☐ Fail ☐ N/A	Decking clear of membrane ☐ Pass ☐ Fail ☐ N/A
Downpipes discharging clear of deck	☐ Pass ☐ Fail ☐ N/A	Glass balustrade-markings ☐ Pass ☐ Fail ☐ N/A

ROOF

☒ N/A

Flashings	☐ Pass ☐ Fail ☐ N/A	Spouting clearance	☐ Pass ☐ Fail ☐ N/A
Downpipes – size & fixing	☐ Pass ☐ Fail ☐ N/A	Spreaders	☐ Pass ☐ Fail ☐ N/A

GARAGE

☒ N/A

Fire separation	☐ Pass ☐ Fail ☐ N/A	Adequate weather seal	☐ Pass ☐ Fail ☐ N/A
Rebate to door	☐ Pass ☐ Fail ☐ N/A	Downpipes – size & fixing	☐ Pass ☐ Fail ☐ N/A

RETAINING WALLS

☒ N/A

As per consent	☐ Yes ☐ No ☐ N/A	Barrier required (over 1m)	☐ Pass ☐ Fail ☐ N/A
Timber treatment	☐ Pass ☐ Fail ☐ N/A	Timber size/spacing/span	☐ Pass ☐ Fail ☐ N/A
Membrane/tanking (installed)	☐ Yes ☐ No ☐ N/A	Subsoil drain to cesspit	☐ Pass ☐ Fail ☐ N/A

PERGOLA/CARPORT

☒ N/A

Timber treatment	☐ Pass ☐ Fail ☐ N/A	Metal connections	☐ Pass ☐ Fail ☐ N/A
Timber size/spacing/span	☐ Pass ☐ Fail ☐ N/A	Downpipes – size & fixing	☐ Pass ☐ Fail ☐ N/A

EXTERIOR

☒ N/A

Floor clearance (measure)	☐ Pass ☐ Fail ☐ N/A	Distance from GL _____ mm
Cladding clearance (measure)	☐ Pass ☐ Fail ☐ N/A	Distance from GL _____ mm
External cladding integrity	☐ Pass ☐ Fail ☐ N/A	Cladding painted ☐ Pass ☐ Fail ☐ N/A
Vertical & horizontal control joints	☐ Pass ☐ Fail ☐ N/A	Penetrations sealed ☐ Pass ☐ Fail ☐ N/A
Window scribes	☐ Pass ☐ Fail ☐ N/A	Base ventilation & access ☐ Pass ☐ Fail ☐ N/A
Flashings	☐ Pass ☐ Fail ☐ N/A	Vermin proofing ☐ Pass ☐ Fail ☐ N/A
Balustrades (measure)	☐ Pass ☐ Fail ☐ N/A	Gap _____ m (100mm min)
Handrail & height (measure)	☐ Pass ☐ Fail ☐ N/A	_____ mm (900mm min 1m max)

Consent number: 101 2261 Date: 2/11/12

EXTERIOR (CONTINUED)

☒ N/A

Steps	☐ Pass ☐ Fail ☐ N/A	Secondary flow path	☐ Pass ☐ Fail ☐ N/A
Driveway/sealed areas	☐ Pass ☐ Fail ☐ N/A	Swimming/spa pool/fencing	☐ Pass ☐ Fail ☐ N/A
Haunching of gullies	☐ Pass ☐ Fail ☐ N/A	ORG/Gully height	☐ Pass ☐ Fail ☐ N/A
Waste termination-support	☐ Pass ☐ Fail ☐ N/A	Vent cowl	☐ Pass ☐ Fail ☐ N/A
Cesspits – Ext. siphon	☐ Pass ☐ Fail ☐ N/A	Subsoil drainage	☐ Pass ☐ Fail ☐ N/A
Reflux valve	☐ Pass ☐ Fail ☐ N/A	Backflow prevention	☐ Pass ☐ Fail ☐ N/A
Non return valve/air gap (secondary plumbing systems)	☐ Pass ☐ Fail ☐ N/A		

PHOTO INFORMATION

☒ N/A

Photo number and description _____

Photo number and description _____

Photo number and description _____

Photo number and description _____

COMMENTS

Specify area inspected _____

*Pump station
Effluent system*

Specify items inspected _____

NEXT INSPECTION

Date: _____

☒ N/A

Date	
8/11/12	Final
	ffw